

Shanel O. Anthony
Single Member District Commissioner ANC 4C07, ANC 4C - Chair
4409 Kansas Ave, NW
Washington, DC 20011

September 14, 2014

District of Columbia Board of Zoning Adjustment
441 4th Street N.W. Suite 210 S
Washington, DC 20001

Re: BZA Application of Neighborhood Development Company to allow construction of a new 20 unit multifamily residential building, case number 18819

Dear Board Members:

Please except this letter of strong support in relation to the Neighborhood Development Company's application for an area variance from the off-street parking requirements and a special exception from the roof structure requirements of the District's Zoning Ordinance.

I base my support on both the history of the Neighborhood Development Company (NDC) and the work they have done in my district as well as in relation to the variance tests and special exception criteria that they must comply with to conform with the intent of the zoning ordinance.

As ANC 4C07 single member district representative and a Petworth resident I have seen NDC's efforts pay huge dividends in my community. From their large scale affordable housing projects, such as the Residences at 4100 Georgia Avenue NW, to their small scale renovations to create ownership opportunities for Washington, DC residents, NDC has been a leader in helping revitalize the Petworth neighborhood and other emerging areas of the city.

Unfortunately, at times, efforts of companies like NDC to reinvest in the city's neighborhoods encounter challenges in the form of regulations that don't fit certain development opportunities. This is what NDC is faced with in having to deal with the parking requirements in association with their proposal for 4308-4310 Georgia Avenue NW. Due to the existing characteristics of the property, there is no way to directly access it from an existing public right of way without removing off-street parking - which benefits all citizens - or by providing access from Georgia Avenue NW, which would create traffic and safety problems for DC citizens and visitors using Georgia Avenue NW.

This unique circumstance makes it practically difficult to meet the minimum parking requirements for their proposed 20 dwelling units: without access for cars via a driveway how can they provide parking on-site? Fortunately, the impact of approving this variance for 10 parking spaces should be limited. Although many District residents, including myself, still choose to drive private automobiles for transportation purposes, Washington, DC and associated government authorities have invested extensively in transportation alternatives for all District residents. The property under your

consideration is located within a 1/2 mile of the Georgia Avenue-Petworth Metro station, on a major bus route, and within a 2 minute walk of a Capital Bike Share station. The availability of transportation alternatives reduces the need of the new residents of this project to have private parking on-site.

Further, this location is actually quite unique in that should the residents of the project or visitors need to park in close proximity to the new building they would be able to do so after normal school hours and on weekends along the West side of the 4300-4400 blocks of Iowa Avenue NW. This on street parking area is located adjacent to Roosevelt High School and is not dedicated for use as a part of the Residential Parking Permit system.

With respect to the Special Exception for roof structure requirements, it is my understanding that this allowance is based on the desire to provide access to the roof and therefore the need to provide two exit routes in order to comply with necessary exiting requirements for the building. I support NDC's goal of providing high quality and marketable units for existing Petworth residents looking for a new housing alternative or for potential new residents. The proposed design of the roof-structures causes me no concern.

Thank you for the opportunity to express my support for this proposal and the allowances that NDC is requesting. It is my hope you will give it the fair and reasoned consideration it deserves.

Sincerely,



Shanel O. Anthony
SMD Commissioner ANC 4C07